074.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,300 / 796,300
					USE VALUE:	796,300 / 796,300
					ASSESSED:	796,300 / 796,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POON NELSON
Owner 2:	POON-YAU EUGENIA
Owner 3:	
Street 1:	111 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERBLE EDWARD/MARY -
Owner 2:	-
Street 1:	111 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7380.000	340,800	6,500	449,000	796,300
Total Card	0.169	340,800	6,500	449,000	796,300
Total Parcel	0.169	340,800	6,500	449,000	796,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.15 /Parcel: 398.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47096

GIS Ref

GIS Ref

Insp Date 07/14/16

!6233!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,800	6500	7,380.	449,000	796,300		Year end	12/23/2021
2021	101	FV	328,700	6500	7,380.	449,000	784,200		Year End Roll	12/10/2020
2020	101	FV	328,700	6500	7,380.	449,000	784,200	784,200	Year End Roll	12/18/2019
2019	101	FV	313,600	6700	7,380.	455,400	775,700	775,700	Year End Roll	1/3/2019
2018	101	FV	313,600	6700	7,380.	339,900	660,200	660,200	Year End Roll	12/20/2017
2017	101	FV	313,600	6700	7,380.	307,900	628,200	628,200	Year End Roll	1/3/2017
2016	101	FV	308,400	6700	7,380.	295,000	610,100	610,100	Year End	1/4/2016
2015	101	FV	257,400	7000	7,380.	250,100	514,500	514,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:32:59

LAST REV

Date	Time
11/29/21	09:01:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6233

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERBLE EDWARD/M	53538-485		9/15/2009		525,000	No	No		
KERBLE EDWARD/M	38724-482		4/8/2003	Family	1	No	No		
KERBLE EDWARD J	31274-515		4/3/2000	Family	99	No	No	4	
	20744-100		8/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2021	1617	Solar Pa	17,108	C				
2/18/2016	171	Manual	101,000		2/18/2016			Rebuild after fire
9/24/2015	1417	Inter-De	3,500		9/24/2015			Partial interior d
6/11/1993	256		9,600					14X28 INGROUND POO

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2016	Meas/Inspect	DGM	D Mann
7/7/2016	Left Notice	DGM	D Mann
11/4/2008	Meas/Inspect	294	PATRIOT
1/8/2002	Inspected	PM	Peter M
4/20/2000	Entry Denied	243	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
7/31/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7380		Sq. Ft.	Site		0	70.	0.87	5									448,982						449,000	

Total AC/HA:	0.16942	Total SF/SM:	7380	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	448,982	Spl Credit		Total:	449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00801504
Adj $ / SQ:	136.082
Other Features:	105250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418629
Depreciation:	77865
Depreciated Total:	340764

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

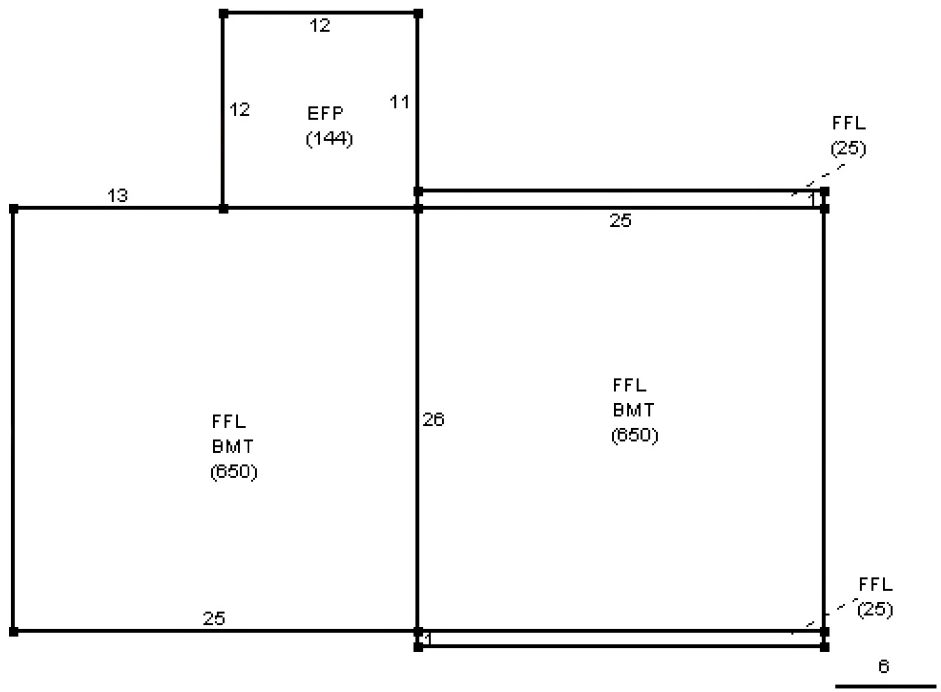
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.69
Special Features:	0	Val/Su Net:	121.98
Final Total:	340800	Val/Su SzAd	252.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,350	136.080	183,711
BMT	Basement	1,300	65.320	84,915
EFP	Enclos Porch	144	46.500	6,696

Net Sketched Area:	2,794		Total:	275,322	
Size Ad	1350	Gross Area	2794	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	14x26	A	AV	1980	19.96	T	31.2	101			5,000			5,000
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	16X16	A	AV	1980	3.71	T	31.2	101			700			700
22	Wood Deck	D	Y	1	6X12	A	AV	1980	16.00	T	31.2	101			800			800

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500